

\$799,900 - 11003 Bradbury Drive Sw, Calgary

MLS® #A2143270

\$799,900

4 Bedroom, 3.00 Bathroom, 2,060 sqft

Residential on 0.18 Acres

Braeside, Calgary, Alberta

Located in the well-established southwest community of Braeside, this exceptional TWO-STOREY PROPERTY sits on an OVERSIZED LOT spanning 7707 sq ft and has an ATTACHED DOUBLE-CAR GARAGE! It features a SUNNY, WEST-FACING YARD with beautiful MATURE TREES and GARDENS. It is steps from multiple green spaces, an off-leash dog park, Braeside Elementary School, and Community Centre. This spacious four-bedroom home has been thoughtfully RENOVATED to accommodate a growing family while retaining its CHARM and CHARACTER! The heart of the home, the kitchen, features a large pantry, elegant white cabinetry, unique countertops, and modern stainless-steel appliances. Expansive windows allow you to take in the backyard views while sipping your morning coffee from the built-in coffee bar! The inviting front living room is an excellent place to entertain guests before heading into the dining room to enjoy a meal together. The kitchen and dining room open each other in a way that allows for both casual eating or fine dining. Each room flows into the next giving a sense of openness while still providing distinction of space. This level is completed by a 2pcs bathroom and cozy family room with a stone fireplace and patio door access to the enclosed deck overlooking the oversized yard. Upstairs are FOUR SPACIOUS BEDROOMS, including the primary bedroom with a 3-piece ensuite bathroom and an additional family bathroom.



The basement is versatile and has a large rec room, private home office space, large storage room, and a fitness area. There is easy access to all essential fixtures to allow for any future updates or renovations. This is your chance to spend your days in the garden and watch the kids play all year round in your PRIVATE BACKYARD full of lush trees, including a Mountain Ash, Flowering Crabapple, and Lilac, to name a few! Or catch up with your favourite book on the private covered and screen-in patio; it's also great for pets who want to enjoy safe outdoor time without getting too far from home. Located in the heart of Braeside – a peaceful, family-friendly community with easy access to major routes for an efficient commute by transit or car, along with the new ring road for quick access to the mountains. Southland Leisure Centre and many other convenient amenities, shopping centres, and schools are very close. Take advantage of this opportunity; contact your favourite Realtor today to book a private showing.

Built in 1967

Essential Information

MLS® #	A2143270
Price	\$799,900
Sold Price	\$820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,060
Acres	0.18
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11003 Bradbury Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated

Interior

Interior Features	No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Lawn, Garden, Landscaped, Level, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 24th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

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